

Howe Farms BOD Meeting Minutes

June 19, 2017

Agenda

Call to Order

Establish Quorum

Review Agenda

Review Minutes of May 15, 2017 Meeting

Open Forum

Directors' Reports:

- President -
- Vice President -
- Treasurer -
- Secretary -
- Architectural Review Committee -
- Common Grounds Committee -
- Membership/Neighborhood Watch -

Old Business

- Community Web Page
- "One Call Now" Community Notification Proposal
- Other Old Business

New Business

- Club House
 - Other New Business
-

Meeting called to order at 6:30 PM

Quorum

Mark Shockely
Michele Heath

Skinner Jones
Gene Tromley

Tammy Frye

Scribe

Michele Heath

Meeting moved to executive session at 6:36 pm

- The board of directors held a hearing regarding a certain community violation.
 - The board of directors discussed a list of cases involving late dues and penalties. The board voted to have Berkley send demand letters to owners of properties 1 - 4, to refer property 5-7 to collections, and to waive penalties for property 8, since the owners fined had undergone foreclosure five years ago, and the fees were deemed unrecoverable at this time.
-

Meeting called back to regular session at 7:27pm

Open Forum — No community members present.

Agenda - Approved

Minutes - The minutes of the May 15, 2017 meeting were approved as amended.

Reports:

- President -
Mr. Shockley remarked on the commencement of the summer season, and noted for the board's awareness that the community historically experiences an increase in vandalism during the summer.
- Vice President - Not Present
- Treasurer -
Mr. Jones offered clarification on the community's storm water bill. He reported that the water meter had been reinstalled and water service was restored at the tennis courts. He also noted that we will henceforth receive bills for the water and trash collection at the recreation area, and that there will be a service charge

for reinstallation of the water meter. Mr. Jones also reported that the common property taxes on common areas have been paid.

- Secretary - No Report
- Common Grounds -
Mr. Tromley reported that the cracks in the tennis courts had been repaired. He also projected the plan to top-coat the rec area parking lot next year, by Reynolds Enterprises.
- Architectural Control Committee -
Due to a personal commitment, the ACC Chair was required to leave the meeting early.
- Membership/Neighborhood Watch -
 - Not Present

Old Business

- Community Web Page -
Ms. Heath agreed to pay the annual subscription renewal for the Howe Farms Web Domain, for which she will be reimbursed.
- Discussion of the "One Call Now" community notification proposal was deferred until the Neighborhood Watch chair could be in attendance.
- Other Old Business - Due Process Procedures-
The board engaged in a lengthy discussion of the Due Process Procedures. Most particularly, debate was made into whether or not, under the community by-laws and applicable state laws, homeowners possess a right to having a vote conducted by the Board of Directors or the ACC, before any citation for any infringement of community rules, regulation, or restrictions may be made against them. Or alternatively, whether any individual board member may unilaterally bring such citations against homeowners without affording them the right to a vote of the ACC or the BOD to authorize bringing the citation. Ms. Heath strenuously argued that no board member or committee chair is empowered to take unilateral actions against homeowners, and that all homeowners are entitled to a vote of the BOD or the ACC before actions may be brought against them. Mr. Shockley deferred further discussion for future meetings in the interest of time constraints, and to allow research on the subject.

New Business

- Club House -
Mr. Shockley raised the prospect of pursuing the inclusion of a community clubhouse in any addition to the Howe Farms community, should the future subdivision development planned for the Farmhouse Lane extension be incorporated into Howe Farms. A lively

discussion followed, in which many pros and cons were explored. It was the consensus of the board that the positives were outweighed by the negatives.

Meeting Adjourned at 8:09 pm

Next meeting is on July 17.